



# BOUNTIFUL

City of Beautiful Homes and Gardens

**MAYOR**  
Randy C. Lewis  
**CITY COUNCIL**  
Kendalyn Harris  
Richard Higginson  
Beth Holbrook  
John M. Knight  
John Pitt  
**CITY MANAGER**  
Gary R. Hill

## SOLAR PANELS

STEP	RESPONSIBLE PARTY	✓	DETAILS/EXPLANATION
1	Property Owners or Contractor		Fill out and pay for <b>CONDITIONAL USE PERMIT* (Attachment 1)</b> . Attach completed <b>SOLAR PANEL QUESTIONS, PHOTOVOLTAIC SYSTEM NET METERING REQUIREMENTS and INSTALLATION-DIAGRAM (Attachment 2)</b> . <b>Other drawings or documents needed:</b> Placement of panels on house, pictures of solar panels to be used, and engineering review of existing roof.
2	Bountiful City Planning/Zoning		Set up Time/Agenda/Post Public Hearing Sign and Notice - Send out copies of agenda inviting property owners/contractors to meeting for Conditional Use Permit approval. <b>Public Hearing: Sign must be posted at property for 10 days prior to Administrative Meeting (held on Mondays at 5:00 p.m.)</b>
3	Administrative Committee and Contractor and Property Owner		Attend Administrative Committee Meeting - Public Hearing for approval for Solar Panels.
4	Property Owners or Contractor		Fill out and turn in <b>BUILDING PERMIT (Attachment 3)</b> to Bountiful City Planning Department.
5	Engineering		Engineering to approve plans. The Engineering Department will call when the permit is ready to pick up.
6	Property Owners or Contractor		Pick up permit and pay Net Metering fees** and Building Permit fees.***
7	Electrical Contractor or Property Owner		Call Engineering for <b>INSPECTION</b> (801) 298-6125.
8	Bountiful City Engineering		Engineering <b>INSPECTION</b> at Property.
9	Bountiful City Engineering		Contact Power Company with approval to attach Solar Power Meter.

PHONE NUMBERS
Planning - 298-6190
Engineering - 298-6125
Power - 298-6072 (Kim or Jerrell)

PERMIT COSTS			
*	Conditional Use Permit	6016	\$50.00
**	Net Metering	5077	\$450.00
***	Building Permit for City	5012	\$300.00
***	Building Permit for State	5013	\$3.00
***	Building Permit for Plan Check	5011	\$30.00
	<b>TOTAL</b>		<b>\$833.00</b>

## CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: \_\_\_\_\_

Property Address: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Applicant Phone #: \_\_\_\_\_

Applicant Email: \_\_\_\_\_

.....

**1. Items that shall be included with any Conditional Use Permit application:**

- a. A completed Bountiful City Application for Conditional Use Permit cover sheet (this document).
- b. Payment of Filing Fee (\$200 P.C. / \$50 A.C.)
- c. If the conditional use permit is to be approved by the Planning Commission, a mailing list of all property owners within three hundred feet (300') of the subject property boundaries based on the most recent Davis County Tax Assessment records, submitted on self-adhesive mailing labels. Items heard by the Administrative Committee do not require mailing labels.
- d. If the conditional use permit requires site plan review, two (2) full sized, and one (1) 11x17 copy or one (1) .PDF file, of the proposed site plan drawn at 1:10 scale or as required by the City Engineer and City Planner. A site plan shall include:
  - i. A north arrow, the scale of the drawing, and the date of the drawing.
  - ii. Street names and addresses.
  - iii. Property lines with dimensions.
  - iv. All sidewalks, driveways, curbs and gutter, and parking areas.
  - v. All existing easements, rights-of-way, and any other restrictions on the use of the property.
  - vi. Existing buildings, proposed buildings, and other significant features on the site.
  - vii. Existing buildings and significant features located on adjacent properties within 50 feet (50') of the subject property boundaries
  - viii. When required by the City Planner or City Engineer, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.

- e. Typed responses to the following questions:
- i. How does your proposed project fit in with surrounding properties and uses?
  - ii. What will you do to mitigate the potential conflicts with surrounding properties and uses?

**2. Property Owner Authorization and Affidavit**

The undersigned, being duly sworn, depose that I am (we are) the owner(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment, are to the best of my (our) knowledge true and correct.

\_\_\_\_\_  
Owner/Agent

\_\_\_\_\_  
Owner/Agent





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## SOLAR PANEL QUESTIONS

Please completely answer all questions (do not simply refer to an attachment)

<b>Total Number of Panels</b>	
Array Dimensions	
Total rating of photovoltaic system:	_____ KW
<b>Mounting Location</b>	
Roof/Wall/Other	
Roof Pitch (Rise/Run e.g. "5/12")	
Roofing Material Asphalt Shingle/Tile/Steel/Other Age & Condition of Shingles	
Roof Construction Rafter/Truss/Joist	
<b>Engineering Analysis</b>	
Connection to Roof	
Analysis of Existing Roof Structure with added Solar Equipment	
Adequate Uplift Resistance (120 mph Exp B)	

## PHOTOVOLTAIC SYSTEM NET METERING REQUIREMENTS

It is understood and agreed that net metering for a photovoltaic power system at \_\_\_\_\_

will be furnished by Bountiful City Light & Power (BCL&P) under the following conditions:

1. The customer is required to obtain a conditional use permit and a building permit from the City of Bountiful, make an application for net metering, and pay the net metering connection fee prior to the start of construction.
2. The customer is required to pay the monthly charges. By requesting and accepting the net metering service, the customer agrees to abide by the terms and conditions outlined in the Electric Service Policies and Electric Service Agreements of BCL&P. A copy of these policies is available from BCL&P and is available online at [www.BountifulUtah.gov](http://www.BountifulUtah.gov).
3. The customer is required to obtain prior approval from BCL&P for the location of the photovoltaic meter and disconnect switch prior to the start of construction.
4. The customer is required to furnish and install the photovoltaic meter base and the photovoltaic disconnect switch, in addition to the electric service meter, according to applicable codes, 4 to 6 feet above grade. You are required to keep the area in front of and immediately around the meters and the disconnect switch clear to allow maintenance and reading of the meters.
5. A minimum of five working days will be required for BCL&P to complete the electrical connection after you have complied with all construction installation requirements, applied for net metering, paid the applicable connection fee, and received clearance for the photovoltaic system installation from the Building Inspector.

Dated \_\_\_\_\_ Permittee \_\_\_\_\_  
(Customer)

Total rating of photovoltaic system: \_\_\_\_\_ KW

## Bountiful City Light & Power

### Supplemental Information for Installation of Photovoltaic Electric Generation Systems

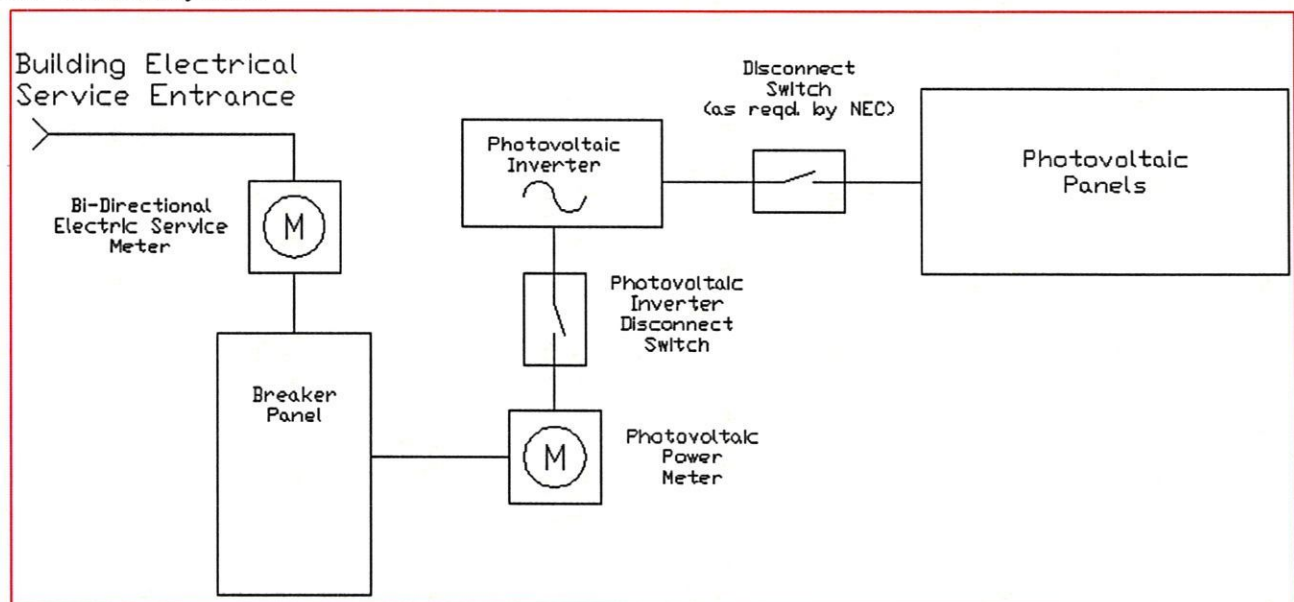
**BOUNTIFUL CITY REQUIRES ALL SOLAR PANELS BEING CONNECTED TO HAVE A NET METER. WE MUST HAVE A LINE DIAGRAM SHOWING THE LOCATION OF THE METER.**

I WILL FOLLOW THE DIAGRAM OUTLINED BELOW

Signature of Property Owner or Contractor

#### Sample System Block Diagram

Listed below is a simple block diagram for a photovoltaic electric generation system which interconnects with the BCL&P electrical system.



#### Photovoltaic Power Meter Base

The customer is required to provide and install a meter base in-line between the photovoltaic disconnect switch and the customer's breaker panel. BCL&P will provide the meter and will monitor the total electrical generation of the photovoltaic system. The location of the meter base for the photovoltaic power meter must be approved by BCL&P prior to construction.

#### Visible Disconnect Switch

The customer is required to provide and install a visible disconnect switch between the photovoltaic system inverter and the customer's breaker panel. It should be located relatively close to the photovoltaic power meter. The location of the disconnect switch must be approved by BCL&P prior to construction.

#### Photovoltaic System Size Limitations

For residential single-phase customers, the maximum allowable photovoltaic system size is 10 kW.

For commercial customers with single-phase service, the maximum allowable photovoltaic system size is 10 kW, or 75% of their peak metered energy demand, whichever is greater.

For commercial customers with three-phase service, the maximum allowable single-phase photovoltaic system size is 5 kW. For those systems larger than 5 kW, a three-phase inverter is required. The maximum allowable photovoltaic system size is 30 kW, or 75% of their peak metered energy demand, whichever is greater.



## BOUNTIFUL CITY BUILDING PERMIT APPLICATION AND STORM WATER PERMIT APPLICATION

DATE OF APPLICATION		VALUE OF PROJECT	
NEW <input type="checkbox"/>	ADDITION <input type="checkbox"/>	REMODEL <input type="checkbox"/>	SIGN <input type="checkbox"/>
REPAIR <input type="checkbox"/>	MOVE <input type="checkbox"/>	CONVERSION <input type="checkbox"/>	DEMOLISH <input type="checkbox"/>
DESCRIPTION/PROPOSED USE			
ESTIMATED START DATE		ESTIMATED COMPLETION DATE	
BUILDING ADDRESS			
LOT	SUBDIVISION NAME AND PLAT		
TOTAL PROPERTY AREA - ACRES OR SQ. FT.		TOTAL BUILDING AREA	
OWNER OF PROPERTY ADDRESS		PHONE WORK	CELL HOME
ARCHITECT ADDRESS		PHONE STATE LICENSE NO.	
GENERAL CONTRACTOR ADDRESS		PHONE STATE LICENSE NO.	
ELECTRICAL CONTRACTOR ADDRESS		PHONE STATE LICENSE NO.	
PLUMBING CONTRACTOR ADDRESS		PHONE STATE LICENSE NO.	
MECHANICAL CONTRACTOR ADDRESS		PHONE STATE LICENSE NO.	
STORM WATER CONSULTANT ADDRESS		PHONE STATE LICENSE NO.	
SUBMIT WITH APPLICATION 2 SETS OF: <input type="checkbox"/> PLANS <input type="checkbox"/> SITE PLANS <input type="checkbox"/> ENGINEERING SPECIFICATIONS <input type="checkbox"/> MEC CHECK <input type="checkbox"/> GAS LINE DRAWINGS <input type="checkbox"/> STORM WATER MANAGEMENT PLAN <input type="checkbox"/> VERIFICATION OF A STATE STORM WATER PERMIT  \$100.00 PLAN CHECK FEE FOR NEW HOMES		BOUNTIFUL CITY ENGINEERING DEPARTMENT CITY HALL 790 S 100 E, BOUNTIFUL, UTAH 84010  PHONE (801) 298-6125 FAX (801) 298-6033  OFFICE HOURS ARE MONDAY THROUGH THURSDAY 7:00 AM TO 6:00 PM	

**APPLICANT SEE BACK FOR IMPORTANT INFORMATION**

FOR OFFICE USE ONLY					
DATE ENTERED		PERMIT NO.		TRAFFIC ZONE	
PLANNING REVIEW COMPLETE		ENGINEERING REVIEW COMPLETE		STORM WATER REVIEW COMPLETE	
DATE	INITIALS	DATE	INITIALS	DATE	INITIALS

## REQUIRED RESIDENTIAL BUILDING INSPECTIONS FOR BOUNTIFUL CITY

~All Inspections Must be Scheduled through the Engineering/Building Department~

1. Footing (deck footings included)\*
  2. Foundation\*
  3. Sub-Plumbing
  4. Sub-Heating
  5. Suspended Slab
  6. Sheathing
  7. Rough Plumbing -
  8. Rough Mechanical -
  9. Rough Electrical -
  10. Rough Framing -
  11. Insulation
  12. Final
- Also any Re-Inspections for Failed Inspections

} These 4 inspections  
should be grouped  
together as 1 or 2 inspections  
3-ways or 4-ways

\* Schedule these inspections **at least** 1 hour before your concrete is to arrive.

**Drive Approach** and other Public Works Inspections such as sidewalk, curb and gutter, and water meter relocation, are required and must be done under a separate Excavation Permit. An inspection must be scheduled for the Public Works Inspector through the Engineering/Building Department.

**Retaining Walls** that are 4'0" or higher require a permit. The following are needed for these:

1. Engineering
2. Soils Report
3. Engineer's Letter of Approval that Wall Meets Design (after construction is complete)

### FOR OFFICE USE ONLY

RECEIVED BY: \_\_\_\_\_

DATE \_\_\_\_\_

### INITIAL EACH ITEM RECEIVED

- \_\_\_\_\_ 2 COPIES OF PLANS
- \_\_\_\_\_ 2 COPIES OF SITE PLAN
- \_\_\_\_\_ 2 COPIES OF ENGINEERING SPECIFICATIONS
- \_\_\_\_\_ 2 COPIES OF RES CHECK (MEC CHECK)
- \_\_\_\_\_ 2 COPIES OF GAS LINE DIAGRAM
- \_\_\_\_\_ 2 COPIES OF STORM WATER MANAGEMENT PLAN (NEW CONSTRUCTION ONLY)
- \_\_\_\_\_ VERIFICATION OF STATE STORM WATER PERMIT (NEW CONSTRUCTION ONLY)



**BOUNTIFUL CITY CODE**  
**14-14-126 Private Power Plants**

5. An attached accessory dwelling unit shall meet all of the required setbacks for a primary dwelling.
  6. Shall not have a room used for sleeping smaller than one hundred twenty (120) square feet, exclusive of any closet or other space,
  7. The owner shall record a deed restriction on the property stating that the use of the property is for a single-family dwelling, and that the accessory dwelling unit shall only be used in accordance with the provisions of the Bountiful City Land Use Ordinance as it may be amended from time to time.
- D. A detached accessory dwelling unit shall meet all of the above criteria, plus the following:
1. Shall require a conditional use permit, reviewed and approved by the Bountiful City Administrative Committee.
  2. Shall not be located on a lot with less than eight thousand (8,000) square feet buildable land.
  3. Shall be configured so that any exterior doors, stairs, windows, or similar features are located as far away from adjoining properties as is reasonably possible to provide privacy to those properties.
  4. Shall meet all of the setbacks required of a detached accessory structure requiring a conditional use permit.

**14-14-125 PUBLIC UTILITY EASEMENTS ON PRIVATE PROPERTY**

A public utility easement located on private property shall not be used for a private service lateral without the permission of the affected property owner. A private service lateral is any utility connection beyond the trunk line, meter box, transformer, manhole, service riser, or other main transmission line, that serves a single property, residence, or user.

**14-14-126 PRIVATE POWER PLANTS**

- A. A "Private Power Plant" is any device or combination of devices not owned and operated by a regulated utility company, which convert mechanical or chemical energy into electricity, or solar energy into any other form of energy. A private power plant with a peak power generation capacity of 10 Watts/12v/500mA (or less) is exempt from the provisions of this Section. A private power plant, including a windmill or wind turbine, shall not be permitted within Bountiful City limits, with the following exceptions:
1. A back-up power generator running on unleaded gasoline, diesel, natural gas, propane, or hydrogen fuel cell, rated for a single structure or building lot, located in accordance with the requirements of the zone in which it is located.

2. A photovoltaic cell array or other passive solar energy system located in accordance with the requirements for occupied structures for the zone in which it is located.
- B. With the exception of a back-up power generator, no private power plant may be installed or used on any property unless a conditional use permit has been issued for the specific power generation device.
  - C. A private power plant is not exempt from the height requirements of the Zone in which it is located, and shall be considered an occupied structure for the purposes of calculating height.
  - D. Solar energy design standards and requirements
    1. Solar energy panels or collectors that are mounted to the roof shall:
      - a. Not extend beyond the roofline.
      - b. Not reflect sunlight onto neighboring windows or rights-of-way.
      - c. Not exceed fifty (50) percent of the total roof area.
      - d. Shall be maintained in good condition.
    2. Prior to installation, use, and connection to the grid, the following shall be done:
      - a. A Conditional Use Permit shall be issued
      - b. A Building Permit shall be issued
      - c. The Power Department shall approve the application for net metering
      - d. The Power Department shall approve the physical installation